



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Mt. Olive Senior Manor  
703 East Delavan Ave.  
Buffalo, NY 14215

October 2021

SITE No. C915377  
NYSDEC REGION 9

### Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C915377/>

and at this location:

**Buffalo & Erie County Public Library  
Leroy Coles Jr. Branch**  
1187 East Delevan Ave.  
Buffalo, NY 14215  
(716) 896-4433

### Who to Contact

Comments and questions are welcome and  
should be directed as follows:

#### Project-Related Questions:

Matthew King, Project Manager  
NYSDEC  
270 Michigan Ave.  
Buffalo, NY 14203  
(716) 851-7258  
[matthew.king@dec.ny.gov](mailto:matthew.king@dec.ny.gov)

#### Project-Related Health Questions:

Angela Martin  
NYSDOH  
Corning Tower  
Albany, NY 12210  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Mt. Olive Senior Manor site ("site") located at 703 East Delavan Avenue, Buffalo, Erie County. Please see the map for the site location.

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Mt. Olive Senior Manor LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **October 20<sup>th</sup> through November 21<sup>st</sup>, 2021.**

- Access the RIWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C915377/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals in soil, and trichloroethylene (TCE) in groundwater on-site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor and indoor air samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern both on-site and off-site.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The site is an approximately 1.3-acre portion the parcel at 703 East Delavan Avenue in the City of Buffalo. The site currently consists of a grass covered athletic field and a small portion of an adjacent asphalt parking lot to the north. The site is zoned residential in an area of mixed use residential/commercial buildings. Site redevelopment plans include affordable senior housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C915377) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:  
<https://www.dec.ny.gov/chemical/8450.html>

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*We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.*

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**Stay Informed With DEC Delivers**

Sign up to receive site updates by email:  
<https://www.dec.ny.gov/chemical/61092.html>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

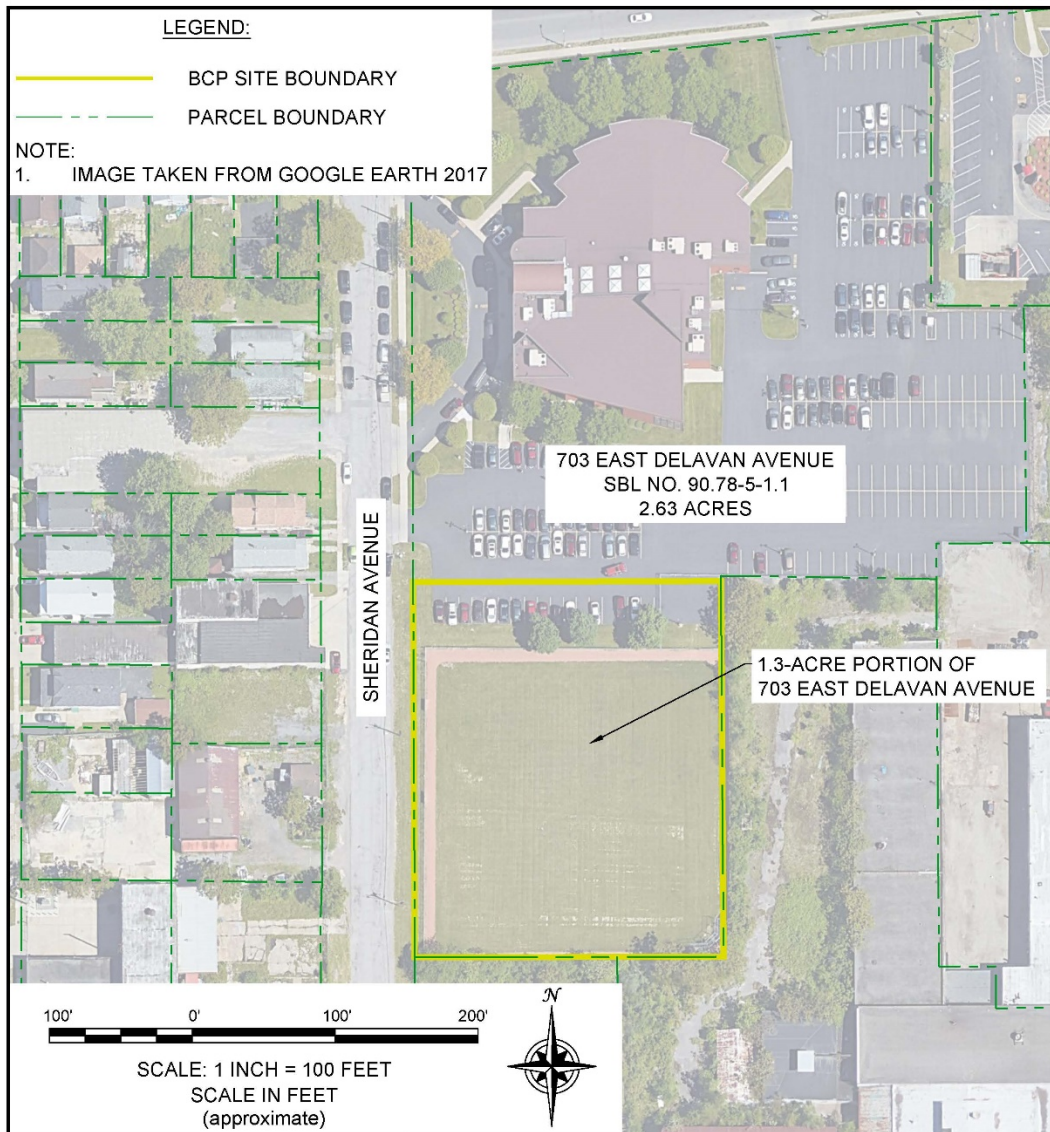
**DECinfo Locator**

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

FIGURE 2



F:\CAD\Benchmark\People Inc\703 East Delavan\HRAA Work Plan\Figure 2\_Site Plan (Aerial).dwg, 7/2/2021 11:33:23 AM, DWG To PDF.pc3



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0589

PROJECT NO.: B0408-021-001-003-002

DATE: JULY 2021

DRAFTED BY: CNK

### SITE PLAN (AERIAL)

REMEDIAL INVESTIGATION/ALTERNATIVES ANALYSIS WORK PLAN

MT. OLIVE SENIOR MANOR SITE  
703 EAST DELAVAN AVENUE  
BUFFALO, NEW YORK

PREPARED FOR  
MT. OLIVE SENIOR MANOR LLC

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